035.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,027,900	/	1,027,900
USE VALUE:	1,027,900	/	1,027,900
ASSESSED:	1,027,900	/	1,027,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KURTZ JODI
Owner 2:	MCCULLOUGH LUKE
Owner 3:	
Street 1:	47 HILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O CONNELL BRENDAN F/KAITLYN E -
Owner 2:	MILLS HELEN M -
Street 1:	47 HILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,072 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2880 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5072.000	656,800	4,900	366,200	1,027,900
Total Card	0.116	656,800	4,900	366,200	1,027,900
Total Parcel	0.116	656,800	4,900	366,200	1,027,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.91 | /Parcel: 356.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	657,100	4900	5,072.	366,200	1,028,200	1,028,200	Year End Roll	12/18/2019
2019	104	FV	486,500	4900	5,072.	331,900	823,300	823,300	Year End Roll	1/3/2019
2018	104	FV	486,500	4900	5,072.	314,700	806,100	806,100	Year End Roll	12/20/2017
2017	104	FV	457,500	4900	5,072.	274,600	737,000	737,000	Year End Roll	1/3/2017
2016	104	FV	457,500	4900	5,072.	234,600	697,000	697,000	Year End	1/4/2016
2015	104	FV	403,200	4900	5,072.	217,400	625,500	625,500	Year End Roll	12/11/2014
2014	104	FV	345,300	4900	5,072.	180,200	530,400	530,400	Year End Roll	12/16/2013
2013	104	FV	358,400	4900	5,072.	171,600	534,900	534,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNELL BREND	01395-127		1/28/2011		602,000	No	No		
SEGOOL ARLENE A	1325-36		6/22/2006		640,000	No	No		
SMITH CLIFFORD	1298-35		3/31/2005		555,000	No	No		
	667-46		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2013	1440	Manual	8,200	C				
8/16/2013	1244	Dormers	84,750	C				
4/10/2005	211	Redo Kit	5,000			G6	GR FY06	
10/11/2001	769	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Measured	PC	PHIL C
1/17/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	163	PATRIOT
10/20/2006	MLS	HC	Helen Chinal
10/20/2005	Fieldrev-Chg	BR	B Rossignol
3/14/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5072		Sq. Ft.	Site		0	64.	1.13	3									366,184						366,200	

Total AC/HA: 0.11644 | Total SF/SM: 5072 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 366,184 | Spl Credit | Total: 366,200

USER DEFINED

User Acct	23931
GIS Ref	
GIS Ref	
Insp Date	05/05/14
!2832!	
Prior Id # 1:	23931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	18:10:55

LAST REV

Date	Time
05/05/14	10:37:30
philc	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01458335
Const Adj.:	0.97903168
Adj $ / SQ:	168.863
Other Features:	139500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688480
Depreciation:	31670
Depreciated Total:	656809

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	4	1	
Totals			
2	9	3	

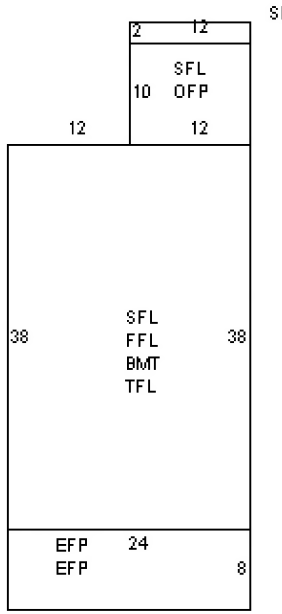
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.86
Special Features:	0	Val/Su Net:	152.89
Final Total:	656800	Val/Su SzAd	228.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	168.860	178,319
BMT	Basement	912	50.660	46,201
FFL	First Floor	912	168.860	154,003
TFL	Third Floor	912	168.860	154,003
EFP	Enclos Porch	384	33.600	12,901
OFP	Open Porch	120	29.620	3,554

Net Sketched Area:	4,296			Total:	548,981
Size Ad	2880	Gross Are	4296	FinArea	2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1922	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900